

## 65 Ploverly, Werrington, Peterborough, PE4 6JX

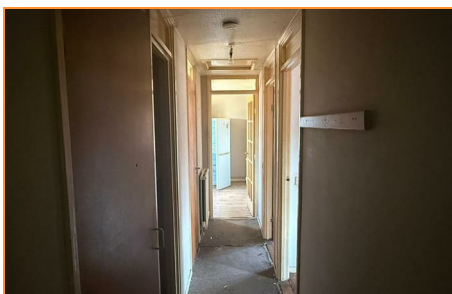
### Offers Over £80,000

Welcome to this charming first-floor flat located in the desirable area of Werrington. This one-bedroom property presents a wonderful opportunity for those looking to make their mark on a home that requires some updating. With no onward chain, you can enjoy a smooth and straightforward purchasing process.

The flat is conveniently situated close to local shops, making it ideal for those who appreciate easy access to everyday amenities. The property also benefits from parking for one vehicle, a valuable feature in this bustling area.

As you step inside, you will find a space that is ready for your personal touch. The potential to transform this flat into your dream home is immense, allowing you to create a living space that reflects your style and preferences.

Whether you are a first-time buyer or an investor seeking a property with great potential, this flat offers a fantastic opportunity in a sought-after location. Don't miss your chance to view this property and envision the possibilities that await.



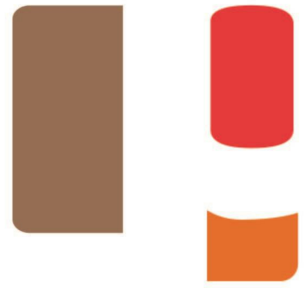
# PropertyLine

75 Broadway  
Peterborough  
PE1 1SY

T 01733 77788

[www.epropertyline.com](http://www.epropertyline.com)

[Info@epropertyline.com](mailto:Info@epropertyline.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	92-100	A	022-010
B	81-91	B	011-021
C	69-80	C	005-010
D	55-68	D	002-004
E	39-54	E	001-001
F	21-38	F	000-000
G	1-20	G	000-000

Current: A (76) | Potential: A (76)

England & Wales | EU Directive 2002/91/EC